091.A	0002	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	663,700 / 663,700
					USE VALUE:	663,700 / 663,700
					ASSESSED:	663,700 / 663,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
154		WOODSIDE LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NOE NATALE A
Owner 2:	
Owner 3:	
Street 1:	154 WOODSIDE LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	NOE NATALE A & VIRGINIA A -
Owner 2:	-
Street 1:	154 WOODSIDE LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .154 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1970, having primarily Vinyl Exterior and 1638 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	3	22
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6690.000	229,200		434,500	663,700
Total Card	0.154	229,200		434,500	663,700
Total Parcel	0.154	229,200		434,500	663,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 405.29 | /Parcel: 405.29

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct: 129202

GIS Ref:

GIS Ref:

Insp Date: 12/03/08

!7461!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 091.A-0002-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	229,200	0	6,690.	434,500	663,700		Year end	12/23/2021
2021	101	FV	229,200	0	6,690.	434,500	663,700		Year End Roll	12/10/2020
2020	101	FV	229,200	0	6,690.	434,500	663,700	663,700	Year End Roll	12/18/2019
2019	101	FV	212,800	0	6,690.	440,700	653,500	653,500	Year End Roll	1/3/2019
2018	101	FV	212,800	0	6,690.	329,000	541,800	541,800	Year End Roll	12/20/2017
2017	101	FV	212,800	0	6,690.	297,900	510,700	510,700	Year End Roll	1/3/2017
2016	101	FV	212,800	0	6,690.	285,500	498,300	498,300	Year End	1/4/2016
2015	101	FV	194,200	0	6,690.	242,100	436,300	436,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:36:47

LAST REV

Date	Time
11/17/21	10:02:31
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7461

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NOE NATALE A &	65242-546		4/21/2015	Convenience	1	No	No		Virginia Noe d.o.d. 7/11/2015 bk 65864 pg 100
	11923-336		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	129202
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/3/2008	Meas/Inspect	189	PATRIOT
3/13/2000	Inspected	264	PATRIOT
2/15/2000	Mailer Sent		
2/15/2000	Measured	270	PATRIOT
8/4/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6690		Sq. Ft.	Site		0	70.	0.93	5									434,489						434,500	

Total AC/HA:	0.15358	Total SF/SM:	6690	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	434,489	Spl Credit		Total:	434,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1970	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	25.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	25.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	128.237
Other Features:	71000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	307192
Depreciation:	78027
Depreciated Total:	229165

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

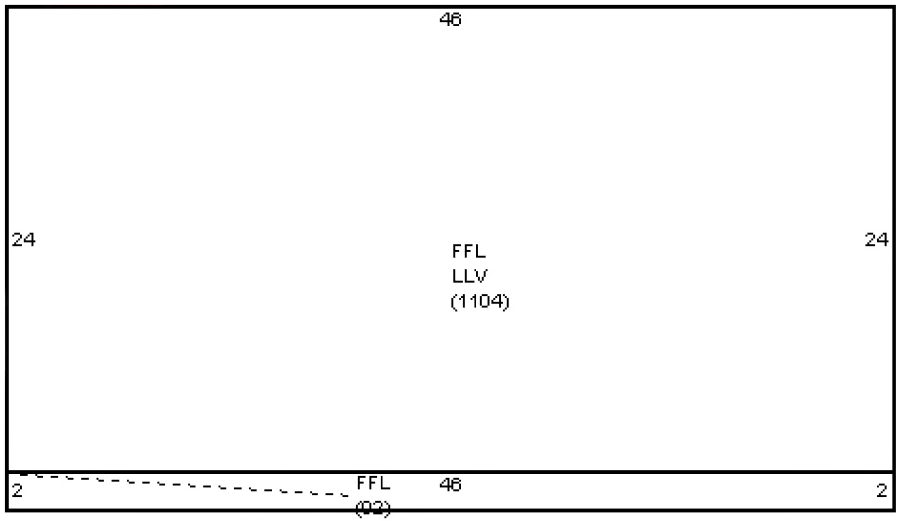
No Unit	RMS	BRS	FL
1	6	3	1
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	128.24
Special Features:	0	Val/Su Net:	99.65
Final Total:	229200	Val/Su SzAd	191.64

SKETCH



5

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,196	128.240	153,372
LLV	Lower Level	1,104	75.020	82,821
Net Sketched Area:		2,300	Total:	236,193
Size Ad	1196	Gross Area	2300	FinArea 1638

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

091.A-0002-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	1985	0.00	T	27.2	101						

More:	N	Total Yard Items:		Total Special Featues:	Total: